108.0	0003	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	941,100 / 941,100
					USE VALUE:	941,100 / 941,100
					ASSESSED:	941,100 / 941,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OSCEOLA PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOPHIS FRED J--ETAL
Owner 2:	SOPHIS-NATARO JANICE ANN
Owner 3:	
Street 1:	10 OSCEOLA PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,946 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2438 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14946.000	333,200		607,900	941,100
Total Card	0.343	333,200		607,900	941,100
Total Parcel	0.343	333,200		607,900	941,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.98 | /Parcel: 385.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69348

GIS Ref

GIS Ref

Insp Date 09/10/18

!8513!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0003-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	333,200	0	14,946.	607,900	941,100	941,100	Year End Roll	12/18/2019
2019	101	FV	314,400	0	14,946.	607,900	922,300	922,300	Year End Roll	1/3/2019
2018	101	FV	314,500	0	14,946.	521,000	835,500	835,500	Year End Roll	12/20/2017
2017	101	FV	314,500	0	14,946.	486,300	800,800	800,800	Year End Roll	1/3/2017
2016	101	FV	314,500	0	14,946.	416,800	731,300	731,300	Year End	1/4/2016
2015	101	FV	262,700	0	14,946.	373,400	636,100	636,100	Year End Roll	12/11/2014
2014	101	FV	262,700	0	14,946.	345,600	608,300	608,300	Year End Roll	12/16/2013
2013	101	FV	262,700	0	14,946.	329,600	592,300	592,300		12/13/2012

PRINT

Date	Time
12/10/20	23:05:07

LAST REV

Date	Time
09/12/18	14:16:19
apro	
8513	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1065-144		1/1/1990		99	No	No		A

USER DEFINED

Prior Id # 1:	69348
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2013	1497	Manual	3,470	C				
9/3/2010	1085	New Wind	3,750					
12/14/2009	1250	Re-Roof	8,995					

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Inspected	PH	Patrick H
8/31/2018	MEAS&NOTICE	CC	Chris C
2/7/2014	Info Fm Prmt	EMK	Ellen K
2/17/2009	Meas/Inspect	189	PATRIOT
12/10/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
10/28/1999	Measured	256	PATRIOT
8/20/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14946		Sq. Ft.	Site		0	70.	0.58	4									607,864						607,900	

Total AC/HA: 0.34311 | Total SF/SM: 14946 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 607,864 | Spl Credit | Total: 607,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.12716424
Const Adj.:	1.00141621
Adj $ / SQ:	107.232
Other Features:	110855
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452723
Depreciation:	119519
Depreciated Total:	333204

COMMENTS

OF=SINK IN LLV..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

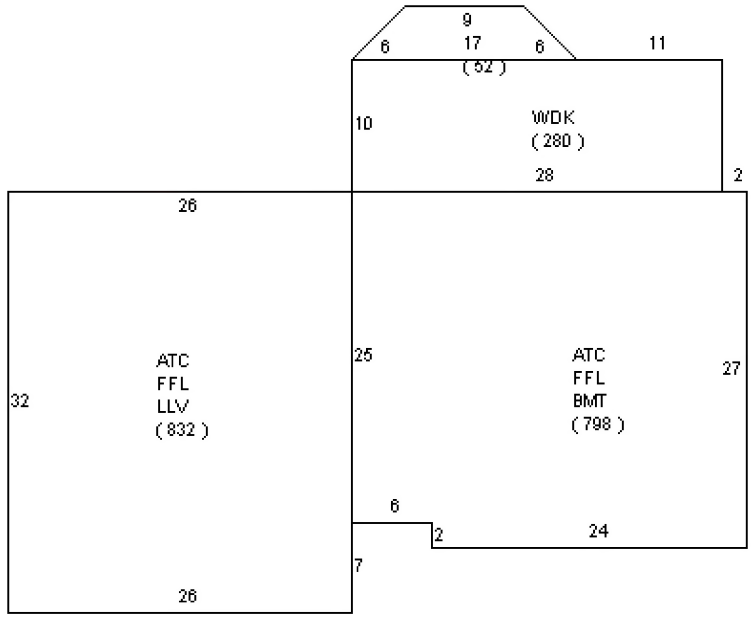
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	117.96
Special Features:	0	Val/Su Net:	81.07
Final Total:	333200	Val/Su SzAd	151.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,630	107.230	174,789
LLV	Lower Level	832	59.110	49,181
BMT	Basement	798	46.810	37,352
ATC	Attic	570	64.340	36,706
WDK	Deck	280	9.580	2,684

Net Sketched Area:	4,110			Total:	300,712
Size Ad	2200.4999	Gross Are	5170	FinArea	2438

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100	C	
BMT	100	RRM	70	A	
LLV	100	FLA	30	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

108.0-0003-0002.A

IMAGE

AssessPro Patriot Properties, Inc